

Monday, February 27, 2023

Jackie Overton  
EHRA Inc.  
10555 Westoffice Dr.  
Houston, TX 77042

**Re: Meridiana Section 55A Final Plat  
Letter of Recommendation to Approve  
City of Iowa Colony Project No. 2030  
Adico, LLC Project No. 16007-2-282**

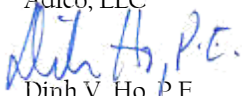
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 55A Final Plat, received on or about February 22, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on February 22, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 28, 2023, for consideration at the March 7, 2023 Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call me.

Sincerely,  
Adico, LLC



Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-282

METES AND BOUNDS DESCRIPTION  
MERIDIANA SECTION 55A  
BEING A 15.36 ACRE TRACT OF LAND SITUATED IN  
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514  
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 15.36 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 15.36 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of a called 162.47 acre tract conveyed to GR-M1, LTD recorded under B.C.C.F. NO. 2006030311 being in the westerly line of the said 120.58 acre tract, same being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped "Wilson" bears North 66°58' East, 0.50 feet;

THENCE, North 02°50'17" West, along the westerly line of the said 120.58 acre tract for a distance of 669.99 feet to a point for corner;

THENCE, North 87°09'43" East, for a distance of 166.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 1,690.00 feet, an arc length of 165.16 feet, an angle of 05°35'57", and a chord bearing North 20°23'21" East, for a distance of 165.09 feet to a cut "X" in concrete set marking a point of tangency;

2) THENCE, North 23°11'20" East, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

3) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 496.62 feet, an angle of 1°34'44", and a chord bearing North 16°16'57" East, for a distance of 495.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 65°26'11" East, for a distance of 249.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 72°37'14" East, for a distance of 82.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 65°01'05" East, for a distance of 43.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 74°53'59" East, for a distance of 87.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 80°52'27" East, for a distance of 309.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 09°07'33" East, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 80°52'27" East, for a distance of 21.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 09°07'33" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

12) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 35°52'27" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

13) THENCE, South 09°07'33" East, for a distance of 170.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

14) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 54°07'33" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

15) THENCE, South 12°43'13" East, for a distance of 50.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

16) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 43.71 feet, an angle of 100°10'03", and a chord bearing South 30°47'25" West, for a distance of 38.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, South 70°42'23" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

18) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 47.81 feet, an angle of 09°57'43", and a chord bearing South 24°16'28" East, for a distance of 47.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 60°44'40" West, for a distance of 132.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, South 89°54'21" West, for a distance of 88.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 66°33'28" West, for a distance of 81.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, South 40°16'18" West, for a distance of 80.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

23) THENCE, South 14°52'17" West, for a distance of 82.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 81°06'23" West, for a distance of 21.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, South 37°17'10" West, for a distance of 183.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

26) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 43.51 feet, an angle of 09°03'52", and a chord bearing North 57°14'46" West, for a distance of 43.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

27) THENCE, South 28°13'18" West, for a distance of 115.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

28) THENCE, North 61°04'14" West, for a distance of 39.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

29) THENCE, North 75°03'57" West, for a distance of 84.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

30) THENCE, North 77°20'15" West, for a distance of 385.58 feet to the POINT OF BEGINNING and containing 15.36 acres of land.

STATE OF TEXAS                   §  
COUNTY OF BRAZORIA           §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 55A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 55A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER  
GR-M1, LTD., a Texas Limited Partnership  
By: Rise Communities, LLC,  
a Nevada Limited Liability Company,  
its Authorized Agent

BY: \_\_\_\_\_  
Print Name: Matt Lawson  
Title: President

STATE OF TEXAS                   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

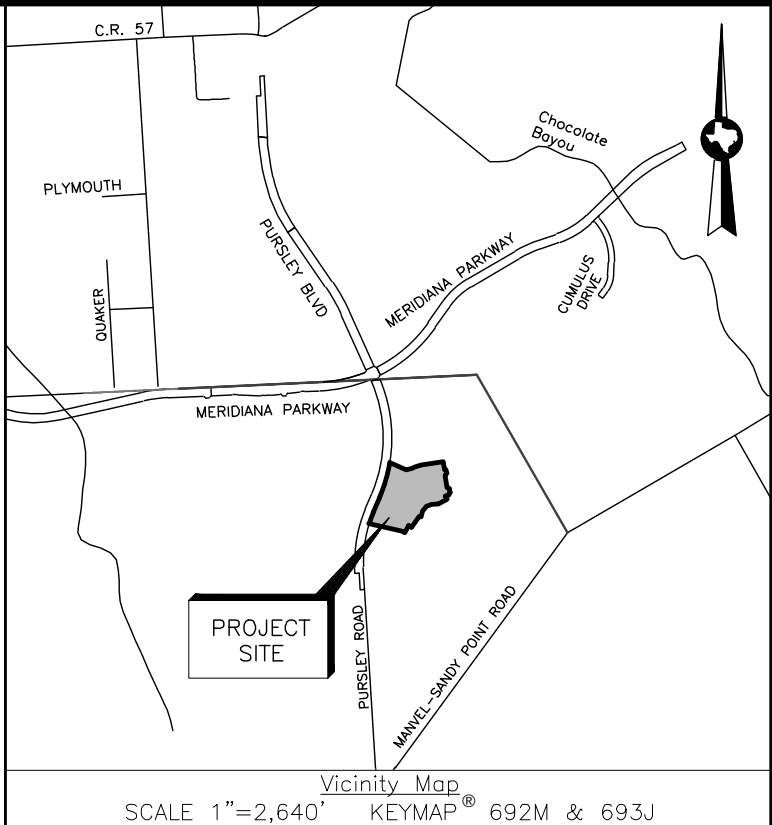
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas  
My Notary Commission Expires \_\_\_\_\_

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

\_\_\_\_\_  
Robert Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446



## FINAL PLAT MERIDIANA SECTION 55A

BEING A SUBDIVISION OF 15.36 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

82 LOTS    4 BLOCKS    5 RESERVES (1.4315 ACRES)

OWNER

GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

FEBRUARY, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPELS No. 10092300

### CITY OF IOWA COLONY APPROVAL

#### CITY COUNCIL APPROVAL

\_\_\_\_\_  
Michael Byrum-Bratsen, Mayor

\_\_\_\_\_  
McLean Barnett, Council Member

\_\_\_\_\_  
Arnetta Hicks-Murray, Council Member

\_\_\_\_\_  
Marquette Greene-Scott, Council Member

\_\_\_\_\_  
Wil Kennedy, Council Member

\_\_\_\_\_  
Chad Wiley, Council Member

\_\_\_\_\_  
Dinh Ho, P.E., City Engineer

\_\_\_\_\_  
Date

#### PLANNING AND ZONING COMMISSION APPROVAL

\_\_\_\_\_  
David Hurst, Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Les Hosey  
Planning and Zoning Commission Member

\_\_\_\_\_  
Steven Byrum-Bratsen  
Planning and Zoning Commission Member

\_\_\_\_\_  
Brian Johnson  
Planning and Zoning Commission Member

\_\_\_\_\_  
Tim Varlack  
Planning and Zoning Commission Member

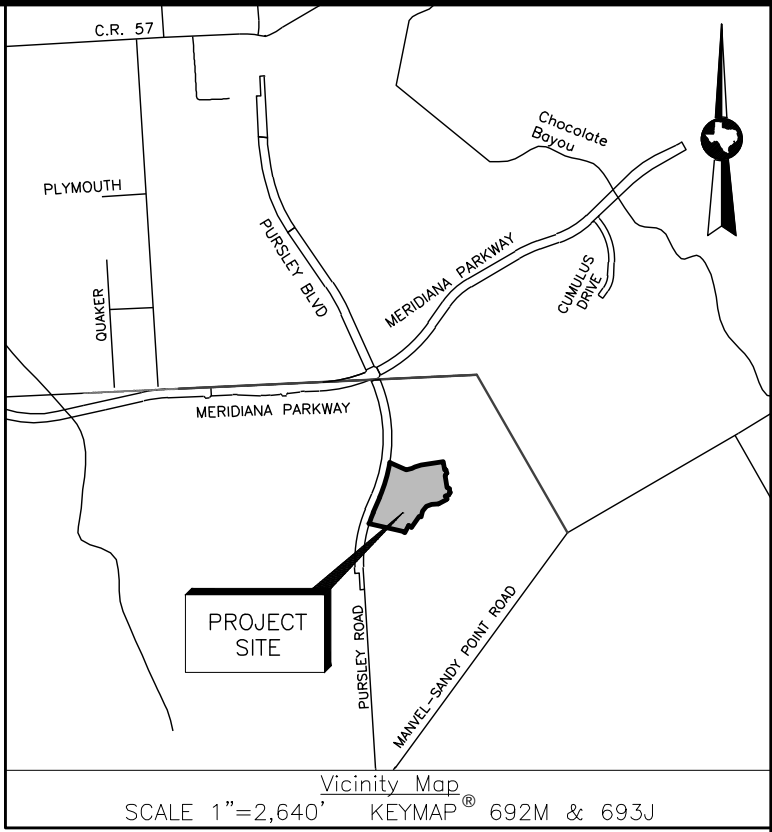
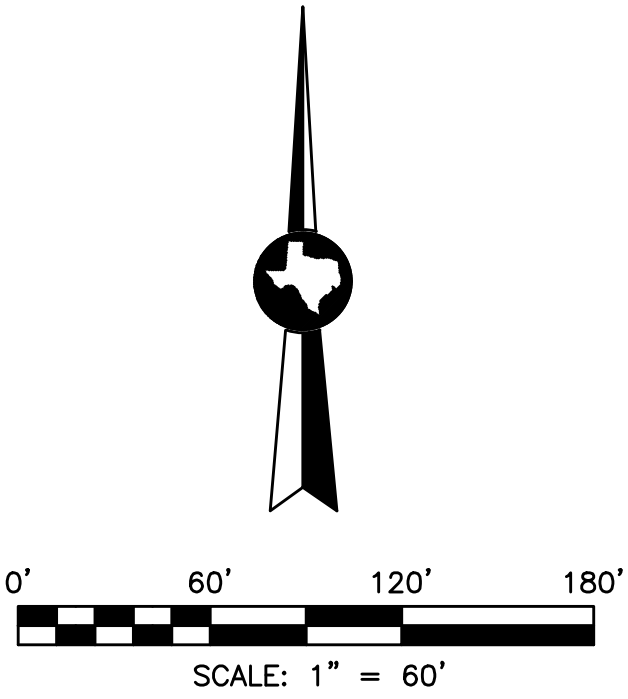
\_\_\_\_\_  
Brenda Dillon  
Planning and Zoning Commission Member

\_\_\_\_\_  
Terry Hayes  
Planning and Zoning Commission Member

\_\_\_\_\_  
Date



**BENCHMARK:**  
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract  
AC, indicates Acres  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.P.R. indicates Brazoria County Plat Records  
Brs indicates Bears  
B.L. indicates Building Line  
C.I.R. indicates Capped Iron Rod  
C.R. indicates County Road  
FND, indicates Found  
VOL, indicates Volume  
PD, indicates Page  
P.O.B. indicates Point of Beginning  
P.O.C. indicates Point Of Commencing  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right of Way  
SQ. FT. indicates Square Feet  
U.E. indicates Utility Easement  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(X) indicates set "X" in concrete
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.C.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- This plat shall conform to the terms and conditions of Meridiana PUD Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K dated December 30, 2020, The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Owners do hereby certify that they are the owners of all property immediately adjacent the boundaries of the above and foregoing subdivision of Meridiana Section 55A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicatory, his heirs, assigns, or successors.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,690.00'	5°35'57"	165.16'	N 20°23'21" E	165.09'
C2	2,060.00'	13°48'46"	496.62'	N 16°16'57" E	495.42'
C3	25.00'	90°00'00"	39.27'	S 35°52'07" W	35.36'
C4	25.00'	90°00'00"	39.27'	S 54°07'33" E	35.36'
C5	25.00'	100°10'03"	43.71'	S 30°47'25" W	38.35'
C6	275.00'	9°03'52"	43.51'	N 57°14'46" W	43.46'
C7	275.00'	9°03'52"	43.51'	N 57°14'46" W	43.46'
C8	200.00'	38°26'36"	134.19'	N 86°49'10" E	131.69'
C9	500.00'	13°16'35"	115.86'	N 74°14'09" E	115.60'
C10	250.00'	10°10'03"	44.36'	S 14°12'05" E	44.51'
C11	325.00'	71°58'49"	408.30'	S 44°53'02" W	381.97'
C12	200.00'	16°03'40"	56.06'	S 16°55'27" W	55.88'
C13	300.00'	22°53'06"	117.03'	N 63°53'23" W	116.29'
C14	300.00'	7°26'10"	38.94'	N 71°20'51" W	38.91'
C15	400.00'	10°05'21"	70.44'	S 17°19'33" W	70.34'
C16	25.00'	90°36'19"	39.53'	N 67°04'04" E	35.54'
C17	300.00'	9°56'37"	46.63'	S 72°06'05" E	46.78'
C18	300.00'	9°13'45"	48.32'	S 71°57'31" E	48.27'
C19	325.00'	7°43'18"	43.80'	S 71°12'18" E	43.77'
C20	275.00'	13°16'35"	121.65'	S 74°14'09" E	121.38'
C21	325.00'	4°17'34"	24.35'	N 54°51'37" W	24.34'
C22	25.00'	76°41'36"	33.46'	N 18°39'56" W	31.02'
C23	225.00'	10°47'54"	42.38'	N 14°17'24" E	42.32'
C24	300.00'	71°58'49"	376.89'	N 44°53'02" E	352.59'
C25	25.00'	83°14'29"	36.32'	S 57°30'19" E	33.21'
C26	275.00'	3°24'33"	16.36'	S 17°35'20" E	16.36'
C27	525.00'	1°31'16"	121.65'	S 74°14'09" E	121.38'
C28	175.00'	11°25'25"	34.89'	S 73°18'34" W	34.83'
C29	25.00'	103°10'48"	45.02'	N 49°23'20" W	39.18'
C30	50.00'	164°57'44"	143.56'	N 80°16'47" W	99.14'
C31	25.00'	88°48'08"	36.75'	S 61°38'24" W	34.98'
C32	25.00'	88°37'33"	36.67'	S 29°38'45" W	34.93'
C33	25.00'	88°37'33"	36.67'	N 61°43'42" E	34.93'
C34	25.00'	86°14'25"	37.63'	S 30°50'20" E	34.18'
C35	375.00'	10°05'21"	66.03'	S 17°19'33" W	65.95'
C36	25.00'	22°46'47"	9.94'	S 37°45'37" W	9.87'
C37	50.00'	266°29'28"	234.30'	S 89°05'43" E	71.64'
C38	25.00'	85°42'41"	28.67'	N 10°29'09" E	27.13'
C39	425.00'	10°05'21"	74.84'	N 17°19'33" E	74.74'
C40	25.00'	78°27'11"	34.23'	N 51°30'28" E	31.62'
C41	225.00'	10°38'12"	90.86'	N 79°09'59" E	90.24'
C42	475.00'	13°16'35"	110.07'	N 74°14'09" E	109.82'
C43	25.00'	90°00'00"	39.27'	S 54°07'33" E	35.36'
C44	25.00'	90°00'00"	39.27'	S 35°52'07" W	35.36'
C45	350.00'	71°58'49"	439.70'	S 44°53'02" W	411.35'
C46	175.00'	7°24'49"	22.64'	S 12°36'02" W	22.63'
C47	25.00'	90°09'07"	39.34'	S 61°23'00" W	35.40'
C48	325.00'	1°31'16"	121.65'	N 74°14'09" E	121.38'
C49	300.00'	16°22'47"	85.76'	N 66°52'33" W	85.47'
C50	300.00'	8°56'37"	46.83'	N 63°09'28" W	46.78'
C51	25.00'	90°49'06"	39.63'	N 22°13'13" W	35.61'

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,816 SQ.FT. / 0.2712 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	17,656 SQ.FT. / 0.4053 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,214 SQ.FT. / 0.2574 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	12,374 SQ.FT. / 0.2841 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	9,305 SQ.FT. / 0.2136 ACRES
TOTAL		62,365 SQ.FT. / 1.4316 ACRES

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-4	49.1
EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	46.0
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

LINE	BEARING	DISTANCE
L1	N 72°57'14" E	82.61'
L2	N 65°01'05" E	43.30'
L3	N 74°53'59" E	87.48'
L4	N 80°52'27" E	21.48'
L5	S 09°07'33" E	50.00'
L6	S 12°43'13" E	50.10'
L7	S 70°42'23" W	50.00'
L8	S 89°54'21" W	58.91'
L9	S 66°33'28" W	81.56'
L10	S 40°16'18" W	80.75'
L11	S 14°52'17" W	82.27'
L12	N 81°06'23" W	21.31'
L13	N 61°04'14" W	39.40'
L14	N 75°03'57" W	84.00'
L15	S 08°53'37" W	58.86'
L16	S 24°57'17" W	23.61'
L17	S 77°43'07" E	14.65'
L18	S 67°37'46" E	19.15'
L19	S 76°34'23" E	49.61'
L20	N 58°41'09" W	50.27'
L21	S 61°57'55" W	14.37'
L22	N 20°50'25" W	20.54'
L23	S 51°13'25" W	16.92'
L24	S 07°14'27" W	19.71'
L25	S 58°41'09" E	35.65'
L26	N 67°37'46" W	60.01'
L27	N 73°57'32" W	60.00'
L28	N 20°50'25" W	31.72'

## FINAL PLAT MERIDIANA SECTION 55A

BEING A SUBDIVISION OF 15.36 ACRES OUT OF THE  
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

82 LOTS 4 BLOCKS 5 RESERVES (14315 ACRES)

**OWNER**

GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 437-7863

FEBRUARY, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TbPE No. F-726  
TBPELS No. 10092300